



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
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**G103, 8640 103 Avenue  
 Grande Prairie, Alberta**

**MLS # A2260751**



**\$230,000**

<b>Division:</b>	Crystal Landing		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	865 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 336
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	RM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Smoking Home		

**Inclusions:** n/a

This bright, two-storey townhouse in The Village at Crystal Landing makes an excellent first home or investment. Built in 2007, it offers a thoughtful floor plan with two bedrooms and two full bathrooms. The main living area features an open-concept kitchen, dining and living space. Large windows and updated vinyl plank flooring complement the space, while carpet in the bedrooms adds warmth underfoot. A new hot water tank (Nov 2024) ensures peace of mind, and an attached single garage keeps your vehicle warm or provides extra storage. Both bedrooms are a good size and are separated for privacy, making this home suitable for roommates or families. With in-suite laundry, chores are a breeze. The complex is well-managed, and local playgrounds, schools and shopping are just a short walk away. With its affordable price point and great rental potential, this clean, move-in-ready condo is a wise choice for buyers looking to start their ownership journey or expand their investment portfolio.